



## Executive Director's Recommendation

Commission Meeting: February 7, 2013

---

<b>PROJECT</b> <b>Navy Lodge Expansion</b> Naval Support Activity Bethesda Building 52, Naval Support Activity Bethesda, MD	<b>NCPC FILE NUMBER</b> 7426  <b>NCPC MAP FILE NUMBER</b> 1.33(38.40)43566
<b>SUBMITTED BY</b> --Department of the Navy	<b>APPLICANT'S REQUEST</b> Preliminary and final approval of site and building plans
<b>REVIEW AUTHORITY</b> Advisory per 40 U.S.C. § 8722(b)(1)	<b>PROPOSED ACTION</b> Approve as requested  <b>ACTION ITEM TYPE</b> Consent Calendar

---

### PROJECT SUMMARY

The U.S. Department of the Navy proposes to expand the existing Navy Lodge at Naval Support Activity (NSA), Bethesda, Maryland. The Navy Lodge typically houses families of service members staying at the Walter Reed National Military Medical Center (WRNMMC). A primary goal of the expansion project is to provide a place for guests to experience life as normal as possible given the circumstances and duration of their stay.

### KEY INFORMATION

- The Navy has proposed a 7-story addition to the existing Navy Lodge that will adjoin to the existing 1-story Lodge lobby.
- The addition will add 64 rooms to the Lodge bringing the total number of rooms to 170.
- The existing parking lot, the U-Lot, will shift east to meet minimum Anti-Terrorism/Force Protection (AT/FP) standoff requirements. The reconfigured U-Lot will include pervious parking spaces.
- The proposal includes several Low Impact Design (LID) elements on site to better manage runoff, erosion and sedimentation.

### RECOMMENDATION

**Approves** the preliminary site and building plans for the Navy Lodge Expansion at Naval Support Activity, Bethesda, MD.

---

## PROJECT REVIEW TIMELINE

<b>Previous actions</b>	<b>None.</b>
<b>Remaining actions</b> (anticipated)	<b>None.</b>

Prepared by Dereth Bush  
January 17, 2012

---

## Table of Contents

---

I. Project Description .....	3
Site / Background.....	3
Proposal.....	4
II. Project Analysis/Conformance .....	8
Analysis.....	8
Comprehensive Plan for the National Capital .....	8
Relevant Federal Facility Master Plan .....	8
National Environmental Policy Act (NEPA) .....	8
National Historic Preservation Act (NHPA) .....	8

---

---

## Figures and Maps

---

Figure 1: Naval Support Activity Bethesda location map .....	3
Figure 2: Location of Navy Lodge (Building 52) at NSA-B .....	4
Figure 3: Proposed Site Plan .....	5
Figure 4: Renderings of proposed Lodge addition.....	6
Figure 5: View from Jones Bridge Road.....	6
Figure 6: View from intersection of Jones Bridge Road and Grier Road .....	7
Figure 7: Proposed U-Lot Configuration .....	7

---

## I. PROJECT DESCRIPTION

### Site / Background

Naval Support Activity Bethesda (NSA-B) is located at 8901 Rockville Pike in Montgomery County, Maryland inside the Capital Beltway and just north of Woodmont Triangle and Bethesda's Central Business District. The 250 acre installation is bound by Rockville Pike to the west, Jones Bridge Road to the South, and the Capital Beltway to the northeast. Surrounding land uses include the National Institutes of Health (NIH) directly west of NSA-B along Rockville Pike, Stone Ridge School of the Sacred Heart to the north, and Columbia Country Club and the Columbia Forest neighborhood to the south.



Figure 1: Naval Support Activity Bethesda location map

The site of NSA-B was commissioned in 1940 as the National Naval Medical Command, (NNMC). Originally the Medical Center included the Naval Medical School, the Naval Dental School, and the Naval Medical Research Institute. Over the years the Medical Center went through a series of expansions to include more educational and research facilities. Passed by Congress in 2005, the Base Realignment and Closure Act called for combining the NNMC and the Walter Reed Army Medical Center located in Washington, D.C. to become the new joint mission: Walter Reed National Military Medical Center (WRNMMC).

The Navy Lodge (Building 52) and the proposed expansion are located on the southern edge of the installation along Jones Bridge Road. The south side of the installation is mainly comprised of Sailor and Family Support facilities including both housing and retail uses. The Navy Lodge functions as an extended stay hotel for family members of patients. Several Fisher Houses (Buildings 64, 65, and 67) are located to the northeast of the Navy Lodge. The Navy Exchange (NEX) and a bowling alley (Buildings 82 and 56, respectively) sit to the west of the Navy Lodge. Across Jones Bridge Road from the Navy Lodge are residential homes and the Columbia Country Club. The boundaries of the NSA-B installation are shown in Figure 1. Figure 2 shows the location of the Navy Lodge within the installation.



Figure 2: Location of Navy Lodge (Building 52) at NSA-B

## **Proposal**

The existing NSA-B Navy Lodge currently experiences occupancy levels ranging from 95 to 98 percent, leaving some individuals and families to find alternative accommodations outside NSA-B. The proposed expansion will better accommodate the families of service members who are visiting NSA-B. The proposed expansion includes two main moves on site: the construction of the Lodge addition to the north of the existing lobby; and the parking lot to the east will be reconfigured to comply with Anti-Terrorism/ Force Protection (AT/FP) regulations. Additionally, the existing one-story lobby and entryway will be renovated and modified to serve both the existing lodge and the new expansion. The expansion project site design includes the following stormwater system best management practices (BMP) on site: pervious concrete parking stalls (88 total), two bio retention areas, and rainwater harvesting cisterns with underground storage to collect existing and proposed runoff. The runoff collection will be used for non-potable waters uses within the Navy Lodge expansion.





Figure 3: Proposed Site Plan with the Navy Expansion noted in red, bioretention areas in green and pervious parking stalls in orange.

### *Building Design*



*Figure 4: Rendering of proposed Lodge addition*

The Lodge addition itself will be a 7-story structure that will add 64 rooms and approximately 62,812 SF to the existing Navy Lodge. The facility will have 170 rooms total (approximately 95,831 SF) upon completion of the project. The existing one-story lobby will be renovated and modified so it may service both the existing Lodge and the addition. The expansion building will be clad in brick veneer on the south, east and west elevations to compliment the brick façade of the existing lodge. The north façade treatments will include brick and metal panels. The renderings below show views from Jones Bridge Road towards NSA-B. The Navy Lodge addition will not be visible from the perimeter of campus along Jones Bridge Road (See Figure 5) and will not hinder established site lines into campus.



*Figure 5: View from Jones Bridge Road*



Figure 6: View from intersection of Grier Road and Jones Bridge Road

### *Parking*

Currently, the Navy Lodge has 106 parking spaces for visitors in the U-Lot and a portion of the H-Lot to the east and south of the building, respectively (See Figure). The U-Lot would shift east toward Grier Road to comply with the minimum AT/FP standoff of 33 feet from the building. The reconfigured U-Lot will include 88 pervious parking spaces and the total amount of parking (U-Lot and H-Lot combined) for visitors post-construction will be 147 spaces.

The number of employees for the expanded Navy Lodge will be between 6 and 10 employees total. Employee parking is allotted to the various tenant commands at the installation based on their size. Employee parking for the proposed Lodge employees will not exceed the NCPC recommended 1:3 parking ratio. Currently the NSA-B employee parking ratio is 1:3.32, which is within the NCPC suggested ratio. Additionally, employee parking at NSA-B is by permit only while patients and visitors have dedicated parking available for their use.

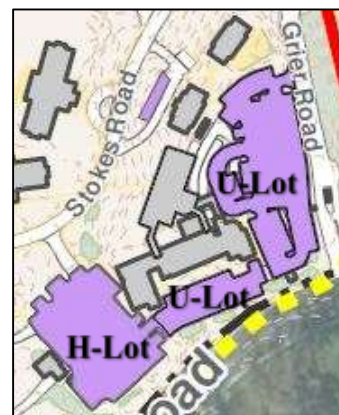


Figure 7: Proposed U-Lot Configuration

## II. PROJECT ANALYSIS/CONFORMANCE

### **Analysis**

Overall, the Lodge addition is an appropriate measure to better accommodate the level of occupancy at the Navy Lodge. The existing U-Lot that serves the Lodge will be realigned and will replace the previously impervious parking area with pervious surfaces. The site design also includes the integration of several types of stormwater LID's. The landscape design for the project will maintain the tree buffer along Jones Bridge Road at the intersection with Grier Road, which is consistent with the 2012 Installation Master Plan for NSA- Bethesda. Additionally, the Naval Facilities Engineering Command (NAVFAC) is evaluating pertinent Maryland forest conservation regulations. The applicant submitted a stormwater management report with the project submission demonstrating EISA 438 compliance. Sediment and erosion and stormwater control plans for the Navy Lodge Expansion have been submitted to the Maryland Department of the Environment for review by the applicant and a copy was included in the project submission. Therefore, **NCPC staff recommends the Commission approve the preliminary site and building plans for the Navy Lodge Expansion at Naval Support Activity, Bethesda, MD.**

### **Comprehensive Plan for the National Capital**

The proposed expansion of the NSA-B Navy Lodge would not be inconsistent with the Comprehensive Plan for the National Capital.

### **Relevant Federal Facility Master Plan**

The Navy Lodge Expansion project general location and overall use was identified in the 2012 Installation Master Plan (NCPC approval 11/1/2012) for NSA-Bethesda.

### **National Environmental Policy Act (NEPA)**

Pursuant with the National Environmental Policy Act, the US Department of the Navy prepared an Environmental Assessment (EA) and a Finding of No Significant Impact (FONSI) for this project. NCPC does not have an independent NEPA obligation for federal projects outside the District of Columbia.

### **National Historic Preservation Act (NHPA)**

Pursuant with Section 106 of the National Historic Preservation Act, the US Department of the Navy determined that the Navy Lodge Expansion would have no adverse effect on historic Resources. The Maryland State Historic Preservation Office (SHPO) concurred with the Navy's finding of no adverse effect for this project. NCPC does not have an independent NHPA obligation for federal projects outside the District of Columbia.